

**4 Rolland Street, Sale, Vic 3850**



**House For Sale**

Wednesday, 17 April 2024

4 Rolland Street, Sale, Vic 3850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 625 m2**

**Type: House**



Ferg Horan

0417123162

**\$340,000**

Set on a neat and tidy, low-maintenance allotment in a quiet street is this solid brick veneer home. You will find three generously sized bedrooms (two with built-in robes), a kitchen and meals area adjoining the spacious sun-lit living room, a family bathroom with a separate toilet plus a laundry. All year-round comfort is catered for with a split-system air conditioner and gas heating. Head outside to find an undercover light-filled porch/ pergola, a good 7.6 x 5.6m shed, a small garden shed and a private rear yard. There is a single carport and additional off-street parking at the front of the home. Within close proximity to primary and secondary schools, childcare centres and recreational facilities, you can't go wrong when you put your stamp on this one and make it your own! Disclaimer: Prospective purchasers should make their own enquiries and refer to the due diligence checklist provided by Consumer Affairs. For a Due Diligence Checklist go to: <http://www.consumer.vic.gov.au/duediligencechecklist>